

Energy performance certificate (EPC)

Office 10 Eagle House Waterloo Lane Chelmsford CM1 1BN	Energy rating A	Valid until: 20 August 2033
		Certificate number: 2402-8517-0172-7262-1445

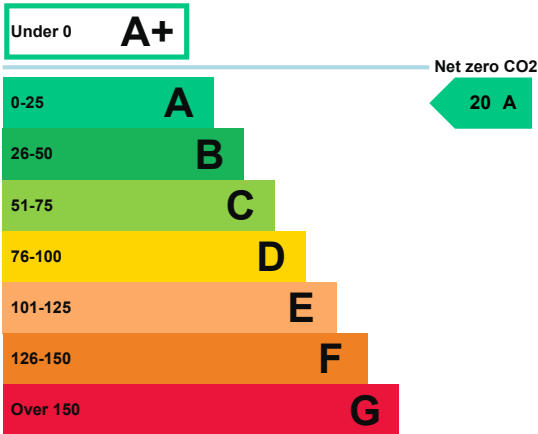
Property type	Offices and Workshop Businesses
Total floor area	114 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	12 A
If typical of the existing stock	48 B

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Mixed-mode with Mechanical Ventilation
Assessment level	4
Building emission rate (kgCO2/m2 per year)	4.8
Primary energy use (kWh/m2 per year)	52

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5528-7670-1932-8261-9634\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	George Hudson
Telephone	07817 420 685
Email	george@chestnutcs.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028104
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Chestnut CS
Employer address	14 Fullers Field Swan Lane Westerfield Ipswich IP6 9AX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 August 2023
Date of certificate	21 August 2023
